

**Planning & Development Department
Scanning Cover Sheet**

Case No Z-0054-84 (11)

APN 163-08-597-001

Location SEC of Sahara & Lake Sahara

Applicant Sahara Durango Limited Partnership

Subject

Plot Plan review and Building Elevation
review.



FILE HISTORY

FILE NO.: Z-54-84-(11)

[illegible]

PLANNING COMMISSION

MEETING OF

AUGUST 11, 1994

City of Las Vegas

AGENDA & MINUTES

Page 83

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-4. Z-54-84(11) - Sahara
Durango Limited Partnership

Request for a Plot Plan and Building Elevation Review of two proposed restaurants on property located on the southeast corner of Sahara Avenue and Lake Sahara Drive, C-1 Zone.

STAFF RECOMMENDATION: APPROVAL,
subject to the following:

1. Submit a detailed parking study for the existing and proposed uses within the overall shopping center to the Department of Community Planning and Development prior to the issuance of building permits for either restaurant. If deemed necessary submit a Variance Application for hearing by the Board of Zoning Adjustment for any parking deficiencies.
2. Maintain all existing street frontage landscaped planters (except where driveway cuts are proposed). Install minimum 24 inch box evergreen trees with shrubs, boulders and ground cover in all on-site landscape planter areas, including planter fingers, as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Redesign the driveway and parking lot layout to meet the approval of the Traffic Engineer. Driveways shall be designed and constructed in

Pippin -
APPROVED, subject to staff's conditions.
Unanimous
(Jordan and Solomon excused)

MS. HARGROVE stated this request is for a Plot Plan and Building Elevation Review to allow the construction of two restaurants on an overall site of 15 acres. Proposed is a 3,720 square foot Burger King fast food restaurant and a 7,000 square foot Outback Steakhouse dine-in restaurant. Access to the site is provided via a two-way drive lane on Sahara Avenue and from at least two interior drives from an adjacent parcel to the east of the site. The plan indicates landscaping throughout the site including planter fingers in the parking area. The elevations show the Burger King with a stucco exterior and concrete tile banding, storefront doors and windows and a clay barrel tile mansard roof with a parapet. The elevation for the Outback Steakhouse depict a single story building with vinyl siding, porch area and a standing seam metal roof. Staff is concerned with the number of parking spaces proposed for this project. The City of Las Vegas Municipal Code section 19.64.250 requires that carry-out restaurants provide one parking space for every fifty square feet of service area or one space for every four seats, whichever is greater, and one space for each on-duty employee. For sit-down restaurants the code requires one space for fifty square feet of gross floor area or one space for every four seats, whichever is greater, and one space for each on-duty employee. According to the code the Burger King restaurant requires a minimum of 31 spaces and the Outback Steakhouse would require a minimum of 155 spaces for a total of 186 spaces for both restaurants. The total number of spaces being proposed is 175. Staff has noted that this site is part of a commercial subdivision which by its nature gives all establishments within the subdivision rights of ingress and egress across property lines and provides for reciprocal parking. The applicant has

PLANNING COMMISSION

MEETING OF

AUGUST 11, 1994

City of Las Vegas

AGENDA & MINUTES

Page 84

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

C-4. Z-54-84(11) (Continued)

accordance with Standard Drawing #222a as required by the Department of Public Works. No modifications to the median islands on Sahara Avenue adjacent to this site shall be allowed unless approved by the Traffic Engineer.

4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

5. Site development to comply with all previous conditions of approval for Zoning Application Z-54-84 and all subsequent related actions as required by the Department of Public Works.

6. Standard Condition Nos. 3 - 11.

indicated that he intends to apply for a Variance to allow for the reduced number of parking spaces proposed. However, staff would need to see a detailed parking study for all uses within the overall commercial subdivision in order to determine if a Variance is needed. The applicant should be required to submit a parking study that indicates whether there is sufficient parking for the existing commercial development and the proposed development prior to the issuance of any building permits. Staff recommended approval, subject to the conditions.

MARCUS SENORA, VTN Nevada, 2727 South Rainbow Boulevard, appeared and represented the applicant. He concurred with staff's conditions.

This is final action.

(9:29-9:32)

PROTESTS: N/A

- C-4. **Z-54-84(11) - Sahara Durango Limited Partnership - Request for a Plot Plan and Building Elevation Review of two proposed restaurants on property located on the southeast corner of Sahara Avenue and Lake Sahara Drive, C-1 Zone.**

NOT A PUBLIC HEARING

P.C.: FINAL ACTION

APPLICATION REQUEST:

This request is for Plot Plan and Building Elevation Review to allow the construction of two restaurants on an overall site of 15 acres. Proposed is a 3,720 square foot Burger King fast food restaurant and a 7,000 square foot Outback Steakhouse dine-in restaurant.

BACKGROUND DATA:

8/15/84 The City Council approved reclassification for a larger area in which this property was a part, from N-U (Non-Urban) to R-PD3 (Residential Planned Development - 3 units per acre), R-PD4 (Residential Planned Development - 4 units per acre), R-PD7 (Residential Planned Development - 7 units per acre) and C-1 (Limited Commercial) [Z-54-84].

DETAILS OF APPLICATION REQUEST:

Site Area	15 Acres
Building Area	3,720 and 7,000 Square Feet
Parking Required	186 Spaces
Parking Provided	175 Spaces

Access to the site is provided via a two way drive lane on Sahara Avenue and from at least two interior drives from an adjacent parcel to the east of the site. The plans indicate landscaping throughout the site including planter fingers in the parking area.

The elevations depict that the proposed Burger King has a stucco exterior with concrete tile banding, storefront doors and windows and a clay barrel tile mansard roof with a parapet. The elevation for the proposed Outback Steakhouse depict a single story building with vinyl siding, porch area and a standing seam metal roof.

FINDINGS:

Staff is concerned with the number of parking spaces proposed for this project. The City of Las Vegas Municipal Code section 19.64.250 requires that carry-out restaurants provide one parking space for every fifty square feet of service area or one space for every four seats, whichever is greater, and one space for each on duty employee. For sit-down restaurants the code requires one space for fifty square feet of gross floor area or one space for every four seats, whichever is greater, and one space for each on duty employee.

According to the code the Burger King restaurant requires a minimum of 31 spaces and the Outback Steakhouse would require a minimum of 155 spaces for a total of 186 spaces for both restaurants. The total number of spaces being proposed is 175.

Staff has noted that this site is part of a commercial subdivision which by its nature gives all establishments within the subdivision rights of ingress and egress across property lines and provides for reciprocal parking.

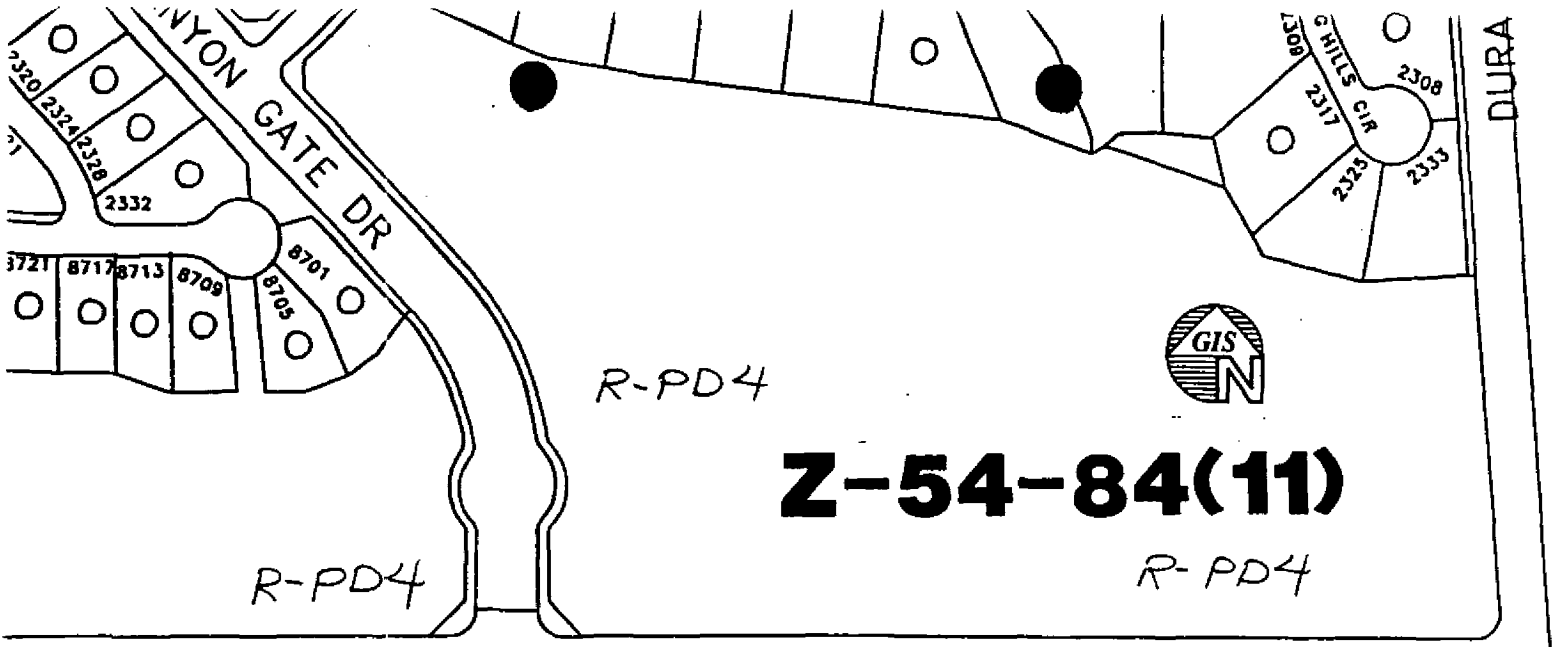
The applicant has indicated that he intends to apply for a variance to allow for the reduced number of parking spaces proposed. However, staff would need to see a detailed parking study of all uses within the overall commercial subdivision in order to determine if a variance is needed. The applicant should be required to submit a parking study that indicates whether there is sufficient parking for the existing commercial development and the proposed development prior to the issuance of any building permits.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

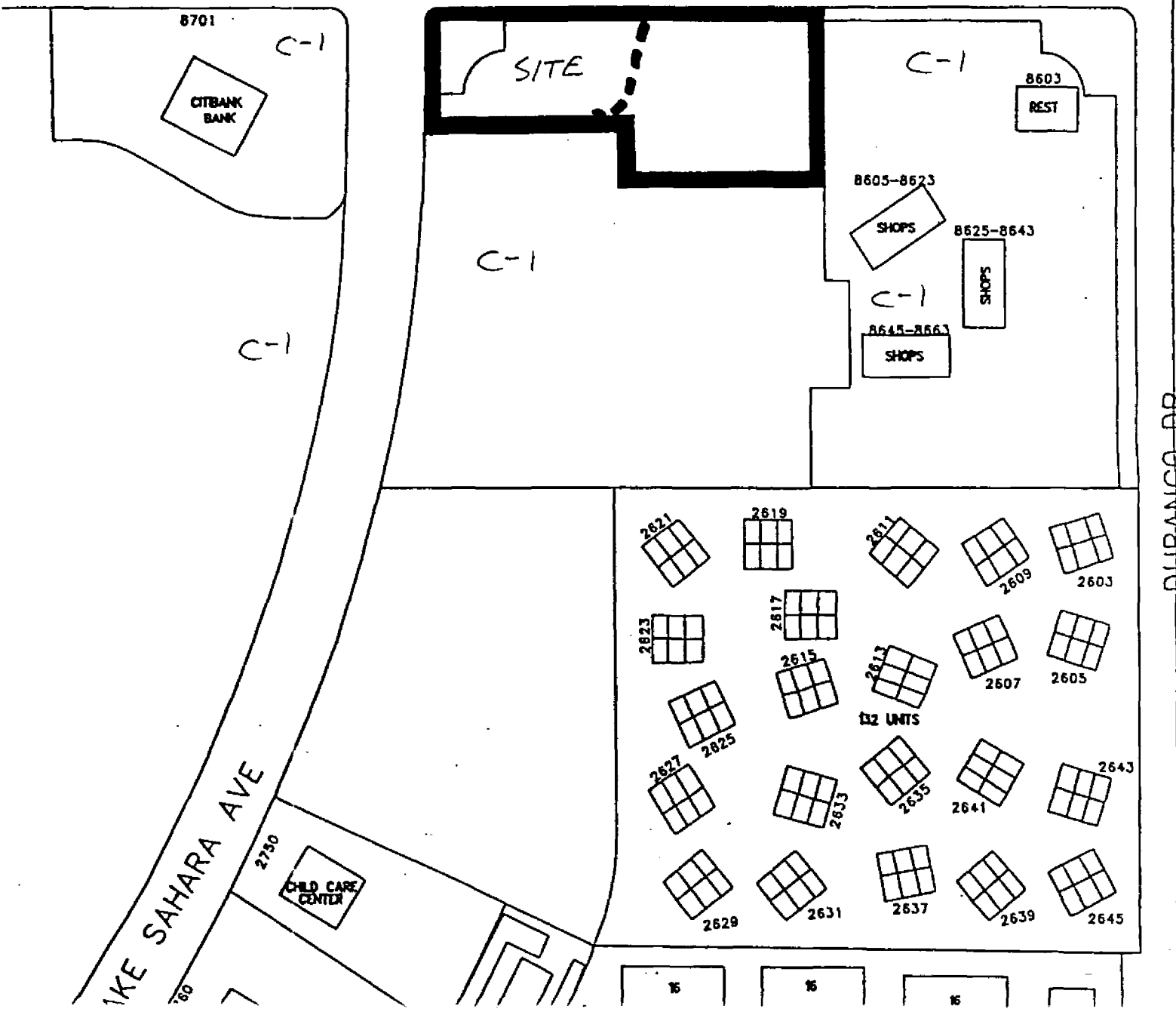
1. Submit a detailed parking study for the existing and proposed uses within the overall shopping center to the Department of Community Planning and Development prior to the issuance of building permits for either restaurant. If deemed necessary submit a Variance Application for hearing by the Board of Zoning Adjustment for any parking deficiencies.
2. Maintain all existing street frontage landscaped planters (except where driveway cuts are proposed). Install minimum 24 inch box evergreen trees with shrubs, boulders and ground cover in all on-site landscape planter areas, including planter fingers, as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Redesign the driveway and parking lot layout to meet the approval of the Traffic Engineer. Driveways shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. No modifications to the median islands on Sahara Avenue adjacent to this site shall be allowed unless approved by the Traffic Engineer.

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
7. Site development to comply with all previous conditions of approval for Zoning Application Z-54-84 and all subsequent related actions as required by the Department of Public Works.
5. Standard Condition Nos. 3 - 11.

PROTESTS: N/A



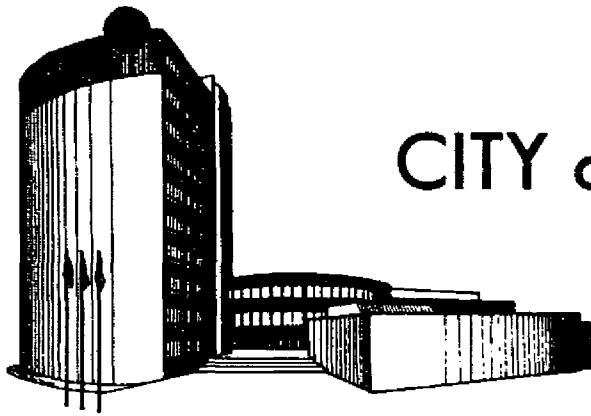
SAHARA AVE



MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

August 2, 1994

Mr. Barry Becker
Sahara Durango Limited Partnership
50 S. Jones Boulevard, Suite 101
Las Vegas, Nevada 89107

RE: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-54-84(1)

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on August 11, 1994. This meeting will be held at 7:00 P. M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained one week prior to the meeting from the Department of Community Planning and Development, Second Floor, City Hall, or you may obtain this information by calling 229-6301.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

ROBERT S. GENZER, PLANNING SUPERVISOR
CURRENT PLANNING DIVISION

RSG:erh

Enclosure



**CITY OF LAS VEGAS
INTER - OFFICE MEMORANDUM**

DATE

August 8, 1994

TO:

John L. Schlegel, Acting Director
Department of Community Planning & Development

FROM:

Richard D. Goecke, Director
Department of Public Works



SUBJECT:

Plot Plan and Building Elevation
Z-54-84 (11)
Sahara Durango Limited Partners
(SEC of Sahara/Lake Sahara)

COPIES TO:

John McNellis, Engineering Planning
Ed Byrge, Right-of-Way
Chuck Turk, Land Development
Rita Lumos, Survey (FM, PM, & A's only)
Gordon Derr, Traffic Engineering

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of a building or grading permit, whichever may occur first.
2. If such has not already been established and because it appears that access and parking may be shared by other parcels to the south and east of this site, we suggest that a Joint Access and Parking Agreement be required to allow intrasite circulation between the adjoining parcels within this section of The Lakes commercial area.
3. Redesign the driveway and parking lot layout to meet the approval of the Traffic Engineer. Driveways shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. No modifications to the median islands on Sahara Avenue adjacent to this site shall be allowed unless approved by the Traffic Engineer.
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or offsite permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
5. Remove all unused driveway cuts adjacent to this site, if any, and replace with new 'L' curb and sidewalk meeting current City Standards as required by the Department of Public Works.
6. Site development to comply with all previous conditions of approval for Z-54-84 and all subsequent related actions as required by the Department of Public Works.

RECEIVED

AUG 9 8 38 AM '94

PLANNING AND
DEVELOPMENT

**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

PLANNING AND
DEVELOPMENT

AUG 5 9 29 AM '94

RECEIVED

FROM:	DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: JULY 26, 1994
TO:	BUILDING & SAFETY - GEORGE GARDNER FIRE PREVENTION - NORM PETERSON	
SUBJECT:	PLOT PLAN AND BUILDING ELEVATION REVIEW	
APPLICANT:	SAHARA DURANGO LIMITED PARTNERS	
FILE NUMBER:	Z-54-85(11)	

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

SOUTHEAST CORNER OF SAHARA AVENUE AND LAKE SAHARA DRIVE

PARCEL NO.: 16308-510-001

ZONE: C-1

PROPOSED USE: TWO RESTAURANTS

PLEASE RETURN BY: AUGUST 2, 1994

CITY PLANNING COMMISSION MEETING: AUGUST 11, 1994

ATTACHMENT: PLOT PLAN

**DEPARTMENT OF
BUILDING & SAFETY
BY**

AUG 02 1994

☒ **NO COMMENT**
☐ **CONDITIONS AS NOTED**

DATE _____

TO: COMMUNITY PLANNING AND DEVELOPMENT

FROM: FIRE PREVENTION DIVISION

1. NO OBJECTIONS.

2. SUBJECT TO CONDITIONS LISTED.

3. X MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.

4. X FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

5. X STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.

6. **ADDITIONAL CONDITIONS/COMMENTS:** _____

PLANNING AND
DEVELOPMENT

FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE

**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

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CITY PLANNING COMMISSION MEETING: AUGUST 11, 1994

ATTACHMENT: PLOT PLAN

**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT	DATE: JULY 25, 1994																								
TO: <table style="width: 100%; border: none;"><tr><td style="width: 50%;">DEVELOPMENT COORDINATION</td><td style="width: 5%;">-</td><td style="width: 45%;">JOHN McNELLIS</td></tr><tr><td>ELECTRICAL SERVICES</td><td>-</td><td>MIKE GOODMAN</td></tr><tr><td>FLOOD CONTROL</td><td>-</td><td>TOM CHIATOVICH</td></tr><tr><td>LAND DEVELOPMENT</td><td>-</td><td>CHUCK TURK</td></tr><tr><td>RIGHT-OF-WAY</td><td>-</td><td>ED BYRGE</td></tr><tr><td>SANITARY SEWERS</td><td>-</td><td>MARK OWENS</td></tr><tr><td>SURVEY</td><td>-</td><td>RITA LUMOS</td></tr><tr><td>TRAFFIC ENGINEERING</td><td>-</td><td>GLENN GRAYSON</td></tr></table>		DEVELOPMENT COORDINATION	-	JOHN McNELLIS	ELECTRICAL SERVICES	-	MIKE GOODMAN	FLOOD CONTROL	-	TOM CHIATOVICH	LAND DEVELOPMENT	-	CHUCK TURK	RIGHT-OF-WAY	-	ED BYRGE	SANITARY SEWERS	-	MARK OWENS	SURVEY	-	RITA LUMOS	TRAFFIC ENGINEERING	-	GLENN GRAYSON
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FLOOD CONTROL	-	TOM CHIATOVICH																							
LAND DEVELOPMENT	-	CHUCK TURK																							
RIGHT-OF-WAY	-	ED BYRGE																							
SANITARY SEWERS	-	MARK OWENS																							
SURVEY	-	RITA LUMOS																							
TRAFFIC ENGINEERING	-	GLENN GRAYSON																							
SUBJECT: PLOT PLAN AND BUILDING ELEVATION REVIEW																									
APPLICANT: SAHARA DURANGO LIMITED PARTNERS																									
FILE NUMBER: 3-54-85(11)																									

A REQUEST HAS BEEN RECEIVED ON THE FOLLOWING DESCRIBED PROPERTY:

SOUTHEAST CORNER OF SAHARA AVENUE AND LAKE SAHARA DRIVE

PARCEL NO.: 16308-510-001

ZONE: C-1

PROPOSED USE: TWO RESTAURANTS

PLEASE RETURN TO JOHN McNELLIS BY: AUGUST 2, 1994

CITY PLANNING COMMISSION MEETING: AUGUST 11, 1994

ATTACHMENT: PLOT PLAN

07/19/94

11:07:01:72

Z O N I N G A C T I O N S (1 O F 3)

CASE Z 54 84 - 11 BZA-CC-PC-SUM (BCPS) P MEETING DATE 08/11/94

ITEM # ACCEPTED 07/12/94 PUBLIC HEARING BY CFF

EXISTING ZONES C-1 ROI->

ROI->

NEW ZONE

A P P L I C A T I O N R E Q U E S T

PLOT PLAN/ BUILDING ELEVATION REVIEW

A P P L I C A N T

SAHARA DURANGO PARTNERS

50 S. JONES BLVD SUITE 101

LAS VEGAS, NEVADA 89107

870-0212

PARCEL# 16308 510 001 MORE? N

SAHARA DURANGO L P

50 S JONES BLVD #100

LAS VEGAS NV 89107

LAKESIDE PLAZA

P R O P O S E D U S E

TWO RESTAURANTS

PLAT BOOK 38 PAGE 9

PT LOT 1 BLOCK 1

ADD

CHANGE

DELETE

PRINT

ZACT3

ZACT2

BACK

07/19/94

11:06:30:65

Z O N I N G A C T I O N S (2 OF 3)

CASE Z 54 84 - 11 BZA-CC-PCOMM (BCP) P MEETING DATE 08/11/94

ITEM # ACCEPTED 07/12/94 PUBLIC HEARING

A P P L I C A T I O N R E Q U E S T

PLOT PLAN/ BUILDING ELEVATION REVIEW

P R O P E R T Y L O C A T I O N

SOUTHEAST CORNER OF SAHARA AVENUE AND LAKE SAHARA DRIVE

200 SCALE MAP# Q-8-2 SIZE .00 ACRES #LOTS 0

MAP NAME

CC: BARRY BECKER SUBD:

50 S. JONES BLVD. SUITE 101

LAS VEGAS, NEVADA 89107

NOTICE: NONE

COMMENTS:

UPDATE

PRINT

ZACT3

ZACT1

BACK

07/19/94

11:09:50:80

P A R C E L F I L E

SAHARA DURANGO L P

PARCEL 163 08 510 001 THROUGH 200 50 S JONES BLVD #100
LAST UPDATE 05/17/94 ZIP LAS VEGAS NV 89107
GEOGRAPHIC PT NE4 NE4 08 21 60 LAKESIDE PLAZA
DOCUMENT # 90091900499-1-F 9/19/90 PLAT BOOK 38 PAGE 9
200 SCALE MAP NO 0-8-2 PT LOT 1 BLOCK 1
WARD 0

SETBACKS: FRONT REAR SIDE 00 CORNER
ZONING C-1 RLW 7/29/91
ROI ZONING FILE EXPIRATION
ROI ZONING
ZONING FILE Z-54-84
USE PERMIT FL U-47-91 U-188-90 U-260-90
VARIANCE FILE

LAND USE CODE 0-00-0-0-0 CAPACITY 0 CONST YEAR 00 SIZE: 0.00 ACRES

UPDATE PRINT DELETE ASSESSOR'S LOG P.C. LOG BACK



DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
APPLICATION FOR PLOT PLAN/BUILDING ELEVATION REVIEW

APPLICANT: Name SAHARA/DURANGO PARTNERS
(Owner of Address 50 S JONES BL SUITE 101 LAS VEGAS NV 89107
Record) Phone No. 702-870-0212 X6521

AGENT: Name BARRY W. BECKER
Address 50 S JONES BL SUITE 101 LAS VEGAS NV 89107
Phone No. 702-870-0212 X6520

Assessor's Parcel Number: 163-08-510-001
File No: 2-104-86 754-84(11) Zoning District: C-1

LAND USE: Existing VACANT LAND 7-8-21
Proposed BUILDING 2 RESTAURANTS

JULY 12, 1994
Date of Submittal

[Signature]
Signature of Owner of Record

NOTE: Unless the applicant is the current owner of record, a letter from the current owner is required, giving authorization for this application. The letter should also include a statement agreeing to conform to any conditions of approval imposed at the time of any hearings.

USE ATTACHED CHECK SHEET FOR SUBMITTAL REQUIREMENTS

FOR DEPARTMENT USE ONLY

7-54-84(11)

Legal: (If a Public hearing item) _____

PAST ACTIONS:	Case No.	Action	Date
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

District Map No. 7-8-21 Flood Zone "A" _____ Yes _____ No _____

In Downtown Redevelopment Area? _____ Yes _____ No X

Special Notice Required? _____ Yes _____ No X

If YES _____

Checked By: [Signature] Date: 7/12/94

General Receipt No. 308-119 Case No. 7-54-84

P/C Date: 8/11/94 BZA Date _____

I. THE FOLLOWING APPLICATION INFORMATION SHALL BE SUBMITTED:

- A. The original application color sheet, signed by the property owner;
- B. Twelve copies of the plot plan (If a 24" by 36" sheet size is used, the copies must be folded into 8 1/2" by 14");
- C. One rolled and colored plot plan for display. Colors to use: Residential Buildings - Yellow; Multi-family Buildings - Orange; Commercial Buildings - Pink; Landscaping - Green; Pavement - Gray
- D. If required, two copies of the elevation drawings, floor plan and landscape plan (If a 24" by 36" sheet size is used, It must be folded into 8 1/2" by 14"). **Important, check with a staff person to see if a floor plan or landscape plan is required.**

II. PREPARING THE PLOT PLAN OF THE PROPERTY. The plot plan shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. The following information shall be located in the lower right hand corner of the plot plan:
 - 1. Date of preparation;
 - 2. North arrow;
 - 3. Scale; the scale selected should use the majority of the sheet;
 - 4. A title block containing; name, address, and phone number of the person who prepared the plot plan;
 - 5. The address number and street name.
- B. The following information shall be located on the plot plan:
 - 1. The lot configuration shall be shown with a heavy line and all dimensions clearly marked;
 - 2. The total square footage of the lot. If the lot is greater than two acres, the lot shall be identified by acreage;
 - 3. The location and outline to scale of each proposed or existing building, building addition, wall, fence, and structure. All structures shall be marked proposed or existing;
 - 4. Setback dimensions from all property lines shall be shown for all existing and proposed structures;
 - 5. The location of all driveways providing access to the lot;;
 - 6. The off-street parking and loading schedule and the number and location of all existing or proposed off-street parking and loading spaces;
 - 7. The width and approximate location of all existing or proposed easements or rights-of-way, whether for public or private roads, drainage, sewers, or flood control purposes; and
 - 8. The size and location of all existing and proposed on-premise ground signage.

III. PREPARING BUILDING ELEVATIONS. The building elevation drawing shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. For new structures or additions, elevations are required for each side of all proposed buildings or additions without landscaping.
 - 1. The type of exterior construction and roofing material shall be identified for both existing and proposed structures.
- B. **If there are only existing structures involved and no exterior modifications are proposed, a set of photographs clearly showing the property from all sides may be substituted for elevation drawings.** The photographs must be dated and the side of the structure identified by direction (i.e. north side).

IV. PREPARING THE FLOOR PLAN FOR THE PROPOSED OR EXISTING STRUCTURES ON THE PROPERTY. A typical floor plan of each floor with square footages shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. **Important, check with a staff person to see if a floor plan is required.**

V. PREPARING THE LANDSCAPE PLAN. A typical landscape plan showing the type and size of the irrigation system and the number and type of plants shall be prepared in a professional manner on a sheet which shall have a minimum size of 11" by 17" and a maximum size of 24" by 36".

- A. **Important, check with a staff person to see if a landscape plan is required.**

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That LAKESIDE PARTNERS, A NEVADA GENERAL PARTNERSHIPin consideration of \$ 10.00-----, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
SAHARA DURANGO LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIPall that real property situate in the CITY OF LAS VEGAS County of CLARK

State of Nevada, bounded and described as follows:

That portion of the Northeast Quarter (NE1/4) of Section 8, T. 21 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the Northeast Corner (NE Cor.) of Northeast Quarter (NE1/4) of said Section 8; thence S.89°50'13"W., along the North line thereof, 175.92 feet; thence S.00°09'47"E., 92.50 feet to the TRUE POINT OF BEGINNING; thence S.00°09'47"E., along a radial line, 43.19 feet to a point on a curve concave Southwesterly and having a radius of 57.00 feet; thence Southeasterly along said curve, through a central angle of 89°55'11", an arc distance of 89.46 feet to a point; thence N.89°45'24"E., along a radial bearing, 43.19 feet; thence S.00°14'36"E., 540.16 feet; thence S.89°50'13"W., 418.00 feet; thence N.00°09'47"W., 141.00 feet; thence N.89°50'13"E., 54.00 feet; thence N.00°09'47"W., 146.70 feet; thence S.89°50'13"W., 33.03 feet; thence N.00°09'47"W., 352.51 feet; thence N.89°50'13"E., 296.08 feet to the TRUE POINT OF BEGINNING.

Containing an area of 5.614 acres, more or less.

BASIS OF BEARINGS

N.89°50'13"E., being the North line of the Northeast Quarter (NE1/4) of Section 8, T. 21 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, as shown by a map on file in the Clark County Recorder's Office in File 46 of Parcel Maps, Page 1.

ASSESSOR PARCEL NO. 440-493-001

SUBJECT TO: 1. Taxes for the fiscal year 1990-91
2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness his hand this 30th day of August 19 90LAKESIDE PARTNERS, A NEVADA PARTNERSHIPErnest A. Becker, Jr. - Agent

STATE OF NEVADA

County of CLARKOn this 30th day of August, 19 90

personally appeared before me, a Notary Public in and for said

County and State, _____

Ernest A. Becker, Jr.

Known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

ESCROW NO. _____

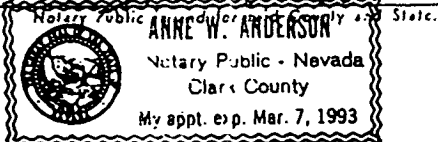
WHEN RECORDED MAIL TO: SAHARA DURANGO LIMITED PARTNERSHIP
50 South Jones Boulevard, Suite 100, Las Vegas, NV 89107

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
SAHARA DURANGO LP

09-19-90 09:25 CJK 1

BOOK: 900919 INST: 00500
OFFICIAL RECORDS

FEE: 5.00 APTT: EX#010



GENERAL ACKNOWLEDGMENT

NO. 201

State of Calif.
County of Los Angeles } SS.



On this the 10 day of Sept 19 90, before me,

MELINDA B. MOORE
the undersigned Notary Public, personally appeared

Guy W. McCreary

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) he subscribed to the
within instrument, and acknowledged that he executed it.
WITNESS my hand and official seal.

Melinda B. Moore
Notary's Signature

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
SAHARA DURANGO LP

09-19-90 09:25 CJK
BOOK: 900919 INST: 00499
FEE: 6.00 RPTT: EX#010

9 0 9 1 9 0 0 4 9
GRANT, BARGAIN, SALE DEEDTHIS INDENTURE WITNESSETH: That WEDDINGTON INVESTMENT PARTNERSHIP,
A CALIFORNIA PARTNERSHIPin consideration of \$ 10.00-----, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
SAHARA DURANGO LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIPall that real property situate in the CITY OF LAS VEGAS County of CLARK

State of Nevada, bounded and described as follows:

That portion of the Northeast Quarter (NE1/4) of Section 8, T. 21 S., R. 60 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the Northeast Corner (NE Cor.) of said Northeast Quarter (NE1/4); thence S.89°50'13"W., along the North line thereof, 472.00 feet; thence S.00°09'47"E., 92.50 feet to the TRUE POINT OF BEGINNING; thence S.89°50'13"W., 447.25 feet; thence S.00°09'47"E., 43.36 feet to a point on a curve concave Southeasterly and having a radius of 57.00 feet and a radial bearing of N.00°09'47"W.; thence Southwesterly along said curve, through a central angle of 89°50'34", and an arc length of 89.38 feet; thence S.89°59'39"W., along a radial line thereof, 49.01 feet to a point on a curve concave Westerly and having a radius of 2342.72 feet and a radial bearing of N.89°59'39"W.; thence Southerly along said curve, through a central angle of 13°20'04", and an arc length of 545.22 feet; thence N.89°50'13"E., 596.93 feet; thence N.00°09'47"W., 141.00 feet; thence N.89°50'13"E., 54.00 feet; thence N.00°09'47"W., 146.70 feet; thence S.89°50'13"W., 33.03 feet; thence N.00°09'47"W., 352.51 feet to the TRUE POINT OF BEGINNING.

Containing an area of 8.258 acres, more or less.

BASIS OF BEARINGS

N.89°50'13"E., being the North line of the Northeast Quarter (NE1/4) of Section 8, T. 21 S., R. 60 E., M.D.M., as shown by a map on file in the Office of the County Recorder, Clark County, Nevada, in File 46 of Parcel Maps, Page 1.

SUBJECT TO: 1. Taxes for the fiscal year 1990-91
2. Rights of way, reservations, restrictions, easements and conditions of record.

ASSESSOR PARCEL NO. 440-493-001

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness their hand S this 30th day of August, 19 90WEDDINGTON INVESTMENT PARTNERSHIPGuy Mc Creary, AgentBarry W. Becker, AgentSTATE OF NEVADACounty of CLARKOn this 30th day of August, 19 90

personally appeared before me, a Notary Public in and for said

County and State,

Barry W. Becker

ESCROW NO. _____

WHEN RECORDED MAIL TO: SAHARA DURANGO LIMITED PARTNERSHIP
50 South Jones Boulevard, Suite 100, Las Vegas, NV 89107

Known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Juanne W. AndersonNotary Public - Nevada
Clark County

My appt. exp. Mar. 7, 1993

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

August 16, 1994

Mr. Barry Becker
Sahara Durango Limited Partnership
50 S. Jones Boulevard, Suite 101
Las Vegas, Nevada 89107

RE: PLOT PLAN AND BUILDING ELEVATION REVIEW - Z-54-84 (11)

Dear Mr. Becker:

Your request for a Plot Plan and Building Elevation Review of two proposed restaurants on property located on the southeast corner of Sahara Avenue and Lake Sahara Drive, C-1 Zone, was considered by the Planning Commission on August 11, 1994.

The Planning Commission unanimously voted to APPROVE your request, subject to the following:

1. Submit a detailed parking study for the existing and proposed uses within the overall shopping center to the Department of Community Planning and Development prior to the issuance of building permits for either restaurant. If deemed necessary submit a Variance Application for hearing by the Board of Zoning Adjustment for any parking deficiencies.
2. Maintain all existing street frontage landscaped planters (except where driveway cuts are proposed). Install minimum 24 inch box evergreen trees with shrubs, boulders and ground cover in all on-site landscape planter areas, including planter fingers, as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Redesign the driveway and parking lot layout to meet the approval of the Traffic Engineer. Driveways shall be designed and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. No modifications to the median islands on Sahara Avenue adjacent to this site shall be allowed unless approved by the Traffic Engineer.
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

- Continued -



TO: Mr. Barry Becker
RE: Z-54-84(11)

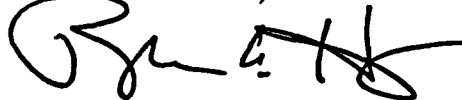
August 16, 1994
Page Two

5. Site development to comply with all previous conditions of approval for Zoning Application Z-54-84 and all subsequent related actions as required by the Department of Public Works.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Satisfaction of City Code requirements and design standards of all City departments.
10. Approval of the parking and driveway plans by the Traffic Engineer.
11. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
12. Remove all unused driveway cuts and replace with "L" curb and new sidewalk as required by the Department of Public Works.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever may occur first.
14. Provision of fire hydrants and water flow as required by the Department of Fire Services.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
JOHN L. SCHLEGEL, ACTING DIRECTOR



PHYLLIS A. HARGROVE, SENIOR PLANNER
CURRENT PLANNING DIVISION

PAH:erh